

Swansea Municipal Complex

Public Informational Session

September 13, 2023



Municipal Complex Building Committee & Project Team

Town of Swansea

Derek Heim	Chairman
Marc Lapointe	Vice Chairman
Robert Alford II	
William Anderson	
Paul Burke	
Sarah Carlson	
James Carvalho	
Chris Hajder	
John Hansen	
John Salzillo	
Ryan Pacheco	

Owner's Project Manager



CHA Consulting, Inc.

Joe Sullivan

Kevin Sullivan

Architect



Turowski2 Architecture



Weston & Sampson



Mission Statement

A new Municipal Complex, which will include a combined Town Hall/Council on Aging and a Highway Facility on the former Del Mac Orchard property, is intended to provide for **efficient governing**, both managerially and operationally, **consolidation of offices**, **one-stop shopping** for residents and business owners, and **appropriate gathering spaces**. This project will also **allow for the public to use 'their' facility** and **eliminate the economic waste** of fixing up buildings unable to house our services.

By siting all of the intended uses in this Complex in a **geographically central and accessible location**, it will allow for the most cost-efficient construction due to an economy of scale, financial sensitivity, and the easiest use by the public. This strategic siting of the Complex will also lend itself to further development of public buildings and uses.

With all of the described project benefits, this Municipal Complex will serve the Town for years to come by paying it forward for future generations.



*Knowing nothing about this project,
how likely are you to vote for this project?*



Project History

In 2022, the Board of Selectmen created a Capital Building Committee to identify and prioritize the many infrastructure projects and challenges faced by the Town.

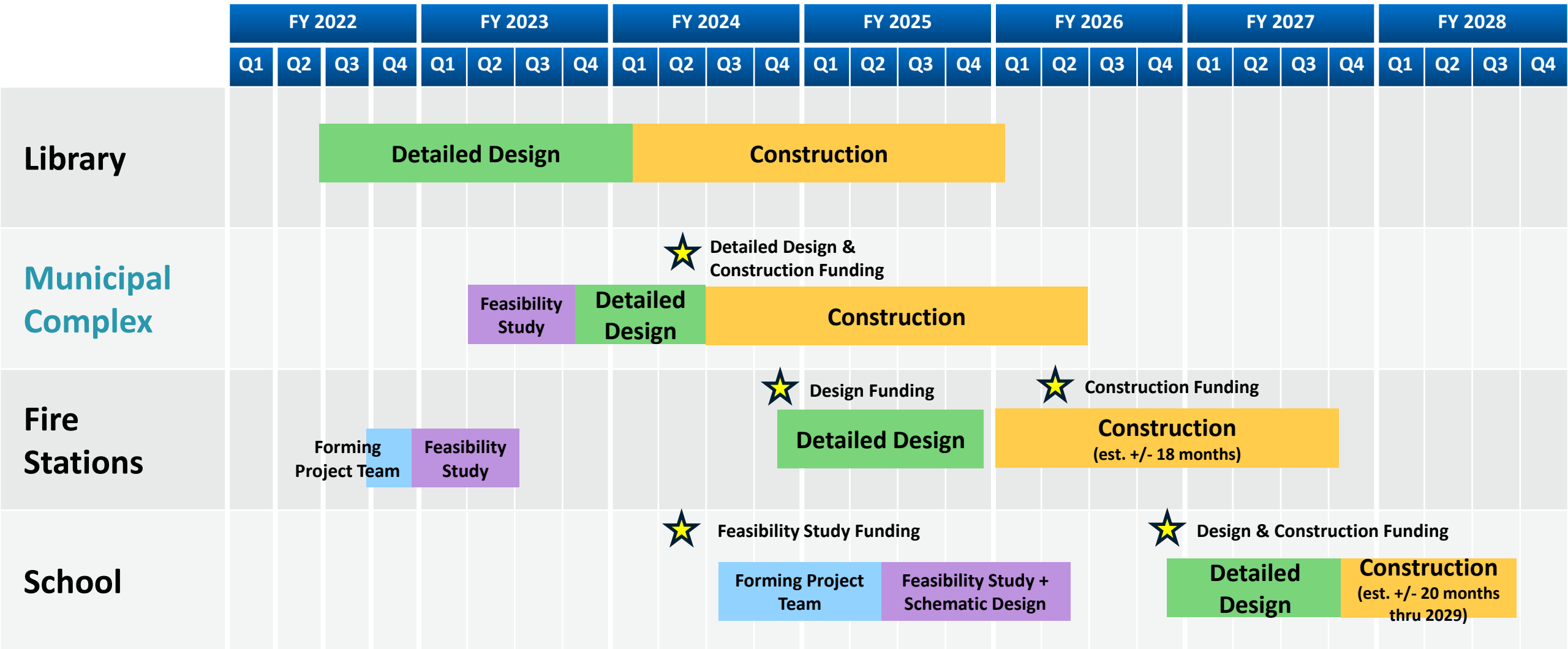
By October 2022, the Committee had prioritized the Town's infrastructure needs and issued a series of recommendations in a final report, available on the Town's website.

Prioritized List of Building Projects:

- a) Town Hall/Annex/Council on Aging as combined facility (new construction)
- b) Highway Facility (same priority as item a)
- c) Fire Department
- d) School Department

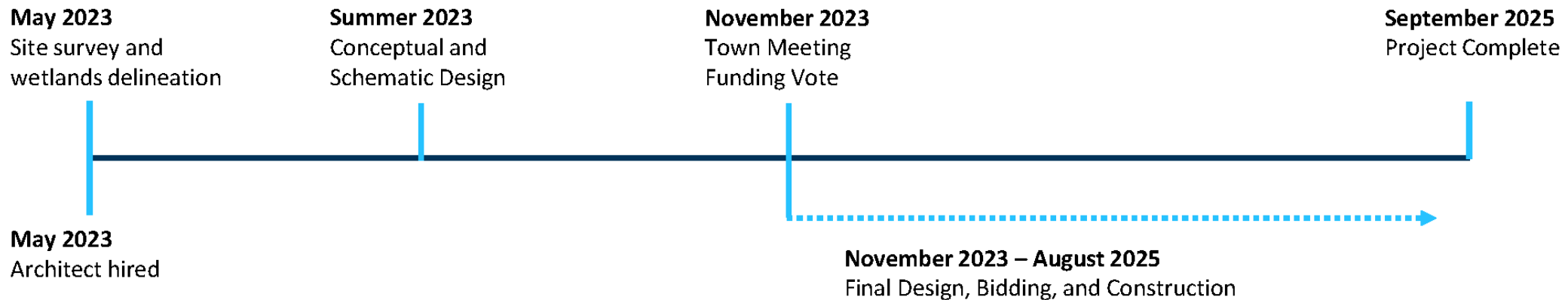


Schedule & Impact with Other Projects



Public Outreach Thus Far & Schedule

- Ongoing, regular Capital Building Committee meetings
- Continual updates at Board of Selectmen, Planning Board, School Committee meetings
- June 15, 2023 informational session (video available online)
- August 12, 2023 Health Fair
- August 18, 2023 Purple Heart Softball game
- August 30, 2023 Capital Building Committee meeting – filmed and available on Swansea Community Network
- School Open Houses - September 2023
- Various reports, minutes, flyers, videos and other information on town website
- Dedicated project website: <https://buildingprojectsswanseama.gov>
- Dedicated email address for questions: municipalcomplex@swanseama.gov



Need

Current office and function spaces within the Town of Swansea are inadequate and no longer serve the town efficiently. This is true of all four buildings and numerous municipal departments and functions that are included in this consolidation plan.

All buildings owned by the Town are in need of disruptive and costly repair and remodeling, including hazardous material abatement, ADA compliance upgrades, and OSHA upgrades, as well as compliance with all current building and fire codes. This work cannot be performed while running operations concurrently and swing space would be required for any remodel/rebuild.

Many Highway vehicles are unhoused and exposed to elements and pests, limiting their useful life.

Videos of existing conditions of all four buildings are available at buildingprojectsswanseama.gov as well as <https://vimeo.com/showcase/10525768>



Existing conditions

Highway Department Existing
Conditions Video:



Existing conditions

Council on Aging Existing
Conditions Video:

Veterans and Council on Aging



Existing conditions – Town Hall



Stairway to second floor,
Town Hall



Threshold, Town Hall



Ceiling,
Town Hall

Existing conditions - Town Hall Annex



Deficiencies in Foundation,
Town Hall Annex



Existing conditions - Town Hall Annex



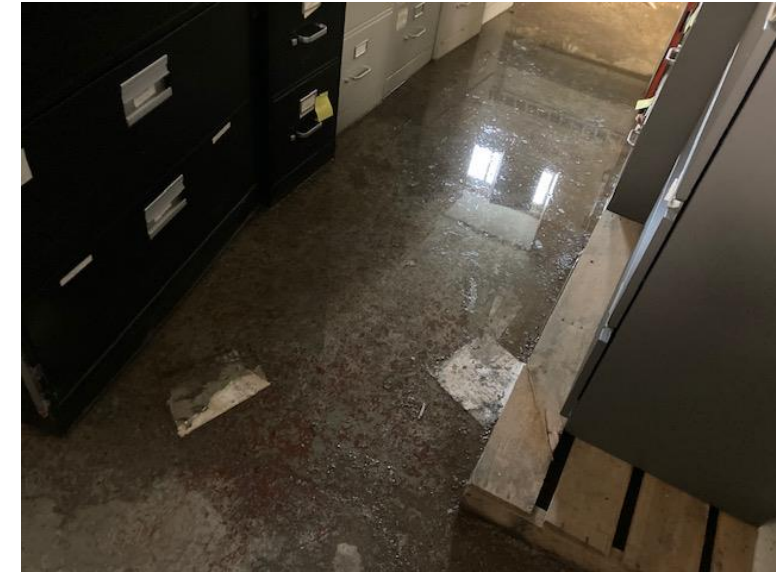
Extensive water damage, Annex Entryway



Water damage, Ceiling, Veterans Office



Water damage, basement



Water in basement, rainstorm September 11, 2023

Concept of New Buildings and a municipal complex



Preliminary budget shows range of \$48,000,000 - \$53,000,000. We are now sharpening our pencils to refine that number for both structures and running a variety of financial scenarios to determine best financial structure of this request.

Concept of New Buildings and a municipal complex



Funding

- Borrowing for the project, placing the annual bond payment on the tax levy
- No debt exclusion or Prop. 2 ½ override
- Commitment that **Meals Tax revenues** be attributed toward capital projects such as this one before any other use
- Debt service has decreased over the last three years; this project's tax impact will be absorbed by some of that decreasing debt
- Planning in conjunction with other town needs and projects



Costs and Tax Impacts

BUILDING	Approx. GSF	Total
DPW with Salt Shed	44,463	\$19,500,525
Council on Aging (with Supportive Day)	14,844	\$7,063,560
Town Hall	18,229	\$10,572,704
Cable Access	1,866	\$1,082,048
Site Work, Owner's Costs and Contingencies		\$14,889,213.70
	TOTAL	\$53,108,050.70

Savings on interest and fees with one bond for all programs.

One bond payment on the tax rolls.

Average Annual Tax Impact: \$450 - \$500 (Avg. home value of \$400,000)

Absorbed into the levy – no debt exclusion.



Costs and Tax Impacts – Breakout of Site Costs and Contingencies

Site Costs and Contingencies	Total
SITE WORK	\$3,821,883
OWNERS SOFT COSTS (permitting, builders risk insurance, hazmat and signage, third party testing, move management, legal, OPM, and design fees, utilities and commissioning services, geotec, survey)	\$6,567,330
CONSTRUCTION CONTINGENCY	\$3,500,000
FF&E (furniture, fixtures, technology, operational equipment, lifts, pressure washers, etc.)	\$1,000,000
TOTAL	\$14,889,213

All costs are estimates.

Preliminary budget shows range of \$48,000,000 - \$53,000,000 and we are actively working to lessen costs.



Tax Impact

- Your individual tax impact will vary, based upon valuations. Numbers given today are estimates and based upon average tax bills.
- Residents should utilize the Tax Impact Calculator for individual impact
- Future exploration of alternate funding sources will continue
 - Grants for COA portion, outdoor garden, vehicle lift, and other attributes
 - Exploration of bid alternates



Future Outreach

- Future Public Informational Meetings will be held
 - September 14, Council on Aging, 12:00 p.m.
 - School Open houses – September 20, 21
 - October 10 – Neighborhood Meeting – Wood Street/Hidden Woods only; resident letters to be mailed
 - October 18, Brown School, 6:30 p.m.
- Email address municipalcomplex@swanseama.gov available for you to submit thoughts, concerns, questions.
- Project website www.buildingprojectsswanseama.gov to track and monitor progress and information as project unfolds.
- Additional information available on Town's Website:
https://www.swanseama.gov/departments/town_administrator/capital_building_committee.php



FAQs

- Question: The Town has the land on main thoroughways in town. Why aren't those locations being used?
 - Answer: The CBC reviewed **every parcel** of land with 3 or more buildable acres in the Town, regardless of public or private ownership. The CBC recommended that the Town should avoid purchasing new property for the structure when Town-owned land was available, and that the Town should minimize what is taken off of the tax rolls, especially as publicly held lands were viable alternatives for this project. The CBC recommended to locate at the Del Mac Orchard property only after exploring that future school plans could be accommodated.

Public Parcels explored

The Committee reviewed Town-owned parcels that were three acres or larger. A list of proposed parcels was established and identified for further review. All identified parcels were vacant land. These parcels were:

- | | |
|------------------------------------|------------------------|
| Brown School Site (Softball) Field | Route 6 Rest Area |
| Del Mac Orchard | Town Annex Property |
| Sears Farm Property | East of Salvation Army |
| Luther School (land) | Smoke Rise |
| Bushee Road | |

Private Parcels explored

Stevens Road vacant land	Almeida Farm (Route 6)	Almeida Farm II (rear Mr. Peepers)	Hallock Property
Coles River Land (Sutherland)	Touisset Country Club	Dee I (Old Warren Road)	Doe II (S Wilbur Ave)
Dattoli Property (Old Warren Road)	Berard Property (Route 6 at Bushee Road)	Toys R Us	Capaldi Site
Harkins Property (Wood Street/Hortonville Road)	Avila (Wood Street)	Sousa Property (adjacent to Del Mac Orchard)	Swansea Grange (Milford Rd)
Venus de Milo	Wigham Property (Wood Street)	Reynolds Farm (Cedar Avenue)	Swan Finishing (Ledge Rd)
463 Swansea Mall Drive	Stevens Home (Ledge Road – fields only)		



- Question: There are traffic issues at Swansea Mall Drive/Wood Street/Hortonville/Hailes Hill Roads. Will these be addressed?
 - Answer: Yes. The intersection nearest this proposed location has been identified on our Prioritization Plan though Complete Streets. Consideration will be given to this intersection as we study traffic changes and patterns should this project be approved. Concurrently, the Town is also working with MassDOT to redesign Route 118, inclusive of the intersection at Wood Street. Discussions have centered around installing a roundabout to curb speeds and organize safer flows of traffic. There is considerable information about this project available online at:
<https://experience.arcgis.com/experience/43ccc72e0d174d369a42c7035d856e33/>

- Question: What happened to the Swansea Mall proposal?
 - Answer: The owners of the Mall property responded to a request for proposals we put out for municipal office space. After negotiations and digging deeper into the proposal performing our due diligence, we found legal constraints that arose during negotiations with the selected vendor, which was the mall property. The Board of Selectmen issued a statement regarding this matter in October of 2021.

Alternative: Repairs to Current Structures

- Council on Aging

- Gold Room (at least \$150,000)
- Front Windows
- Repair damage to interior walls and Ceilings (resulting from leaks)
- Main Room flooring replacement
- Deteriorated wooden deck railings and stairway to be replaced
- Annual Maintenance, HVAC, utility and minor repairs costs around \$5500-\$8000/year

Needs that will not be addressed:

- Ability to run concurrent programming
- Supportive daycare programming
- Expanding numbers of seniors that can attend programs
- Regular meals/lunch programming



Alternative: Repairs to Current Structures

- Town Hall Annex

- Currently leasing trailers at \$3000/month
- Roof and Gutter Replacement
- Fix drainage issues
- Repair and rebuild foundation
- Mold Remediation
- Cosmetic repairs – ceiling, walls, paint,
refinish floors
- 2023 Code Compliance updates
- Asbestos abatement and removal
 - Asbestos containing materials include boiler, corrugated piping, and wall plaster
 - Removal of boiler and boiler jacket required.
 - Hazardous waste removal required



Alternative: Repairs to Current Structures

- Town Hall

- Asbestos abatement and removal (floor tile)
 - Requires temporary space rental and removal/storage of furniture
- Replacement of floor, which is currently sagging
- Repair holes in foundation
- Update and renovate second floor for usability (staff only) including climate control
- Cosmetic repairs – ceiling fixes, walls, paint
- Installation of climate controlled vault
- 2023 Code compliance updates

Needs that will not be addressed:

- Enhanced provision of services
- Meeting space
- Adequate file storage
- Useful second floor
- Appropriate restrooms
- One-stop convenience for residents/businesses
- Consolidation of municipal functions



Alternative: Repairs to Current Structures

- Highway Garage

- Additional construction of storage structure to house equipment
- Replacement of current Salt Shed
- Additional bathroom
- Needs that will not be addressed:
 - Adequate storage of equipment
 - Appropriate work areas and maintenance bays
 - Lift for basic repair work
 - Locker room
 - Rest area during storms



Old Buildings

What are we doing with our current properties?

Council on Aging:

CBC recommends to sell off vacated property and to utilize the funds toward the building project, or other infrastructure projects.

**property becomes part of the tax base*

Town Hall:

To be restored to its previous use – not office space but an actual hall and gathering space

Annex Building:

Subdivide and sell that portion of the property, using funds toward infrastructure projects and remaining cognizant of the Animal Shelter services.

**Subdivided property becomes part of the tax base*

Highway Department:

This location was highlighted as the optimal location for a future new fire station based upon data regarding both fire and EMS call response times. The [Fire Feasibility Study](#), finalized September 2023, provides more information on this topic.

